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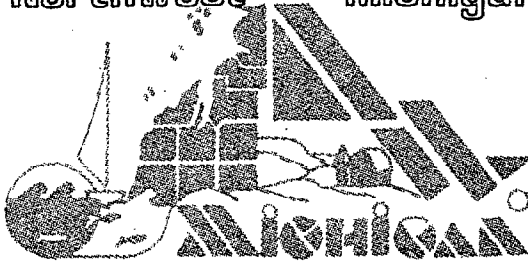
MANAGEMENT REPORT • 2

Michigan. Dept. of Natural Resources C2M Prog.

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JULY 1976

Northwest Michigan



Regional Planning Development and Commission

PHONE (516) 946-0922
2334 AERO-PARK CT.

TRAVERSE CITY,
MICHIGAN 49604

July, 1976

Commissioners of the Northwest
Michigan Regional Planning and
Development Commission, Local
Governmental Officials, and
Interested Citizens

The attached report is a summary of second year activities carried on
under the Coastal Zone Management Planning Program.


The report recognizes the ecological, as well as economic aspects of
the Region's shoreline and attempts to strike a balance between the
two quantities.

There is still an opportunity to make your views known on this document,
including additions to or corrections of any statement. This can be done
by contacting a member of the staff of the Commission.

We wish to thank the local units who have made their views known and
welcome additional opportunities to meet with local units.

We hope you will take an opportunity to review this document and suggest
changes where applicable.

Respectfully submitted,


Dayton Willard
Chairman

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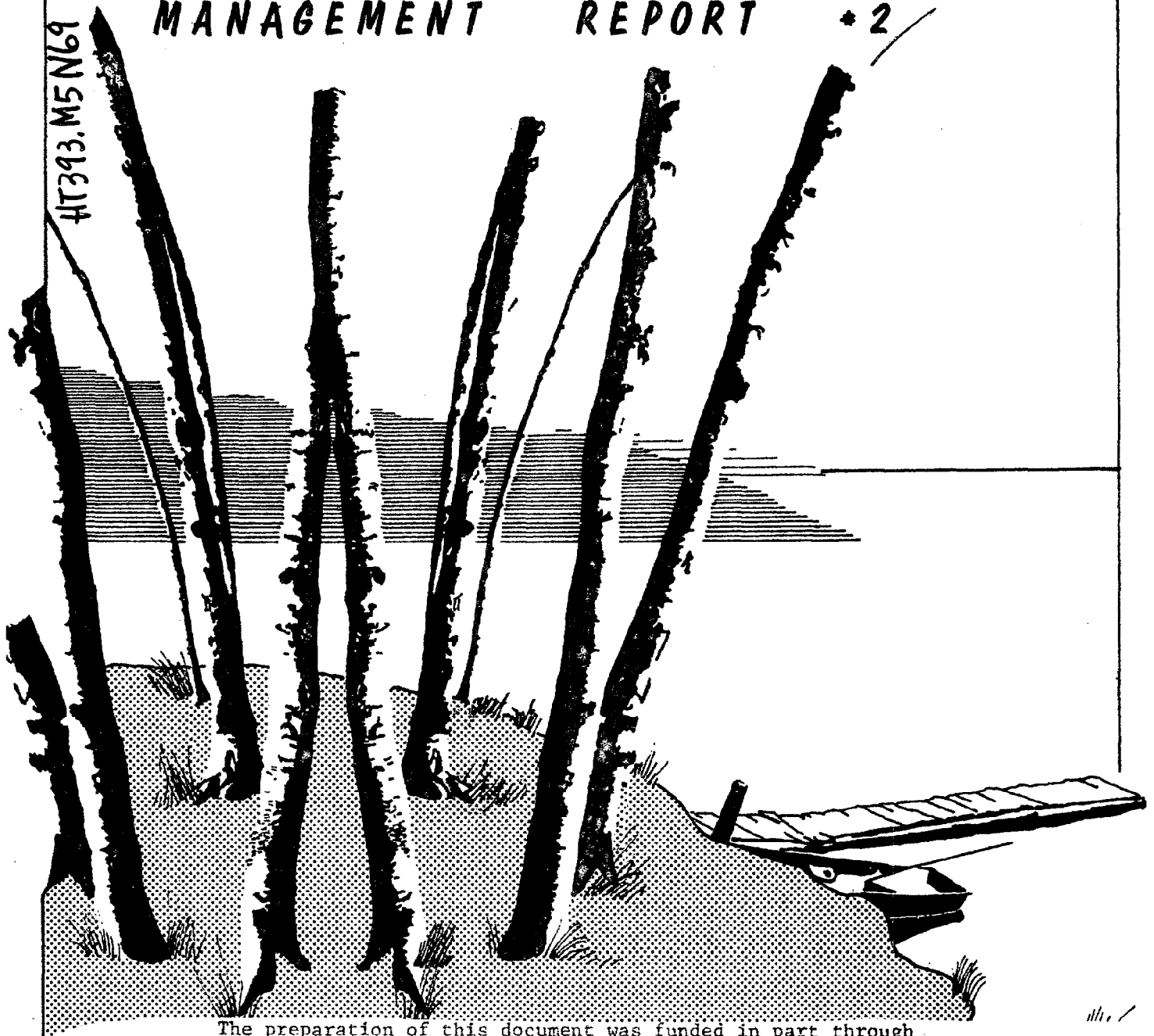
Northwest Michigan Regional Planning and Development Commission.
Coastal Zone Management Program.

NORTHWEST MICHIGAN

COASTAL ZONE

MANAGEMENT REPORT #2

HT393.M5N69 1976 no. 2



The preparation of this document was funded in part through a contract with the Michigan State Department of Natural Resources under financial assistance provided by the Coastal Zone Management Act of 1972, administered by the Office of Coastal Zone Management, National Oceanographic and Aerospace Administration.

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I.

INTRODUCTION

The Northwest Michigan Regional Planning and Development Commission's Coastal Zone Management Program, as outlined in this report, is one of action. Presented herein are measures which must be taken to enhance, preserve and use the qualities of the Region's coastal zone. People in the Region are now just becoming aware of the Coastal Zone Program, its implications and benefits, and as such there are several areas which are incomplete, specifically in the work on Areas of Particular Concern.

During this program year the main emphasis has been on the designation of Areas of Particular Concern (APC's). The Commission prepared a public nomination form and mailed out about 400 copies to local officials and interest groups. This, linked with the staff nomination effort and the state's public nomination process, has resulted in the nomination of many APC's. Not all of these nominations have been finalized in respect to soliciting and obtaining agreements from local governmental units. This will be an ongoing process, one which will go beyond the three-year planning phase and which will be programmed into the management recommendations.

II.

INVENTORY

Under the two coastal zone management contracts in which the Commission has participated, inventory efforts have been carried out and are continuing. These inventories, though incomplete, will serve as the first comprehensive look at the Region's shoreline in respect to the types of land use activity and natural phenomena occurring on the shoreline.

LAND USE

The entire shoreline of the Region has been inventoried using the State Land Use and Cover System level 1 & 2 (See APPENDIX I for categorization of land uses). The system employed did not go to level 2 for all land use and cover categories because the level of refinement for the work involved would be of little benefit.

SUBDIVISIONS

The information from the Subdivision Inventory being carried on by the Commission has been made part of the inventory of the Region's Coastal Zone Management Program.

OWNERSHIP PATTERNS

Using information from the county plat books, ownership patterns were mapped. The classifications used in this

effort were: public, including federal, state and local government holdings; corporate industrial and corporate other than industrial holdings as two separate categories; and private holdings as the fourth category.

SLOPE

Slopes of over 12% were interpreted from the county topographic maps and were plotted on a reproducible medium for each county. This effort will become part of the land capability mapping effort.

SOILS

Four of the seven counties which border the Lake Michigan shoreline have detailed soil surveys. These are being interpreted and will be transferred to the Regional map. The three remaining counties - Antrim, Benzie and Manistee - have Land Resource Inventories which will be used for soils interpretation. This effort will also become part of the capability mapping effort.

III.

AREAS OF PARTICULAR CONCERN

In this year's Coastal Zone Management Program, areas which exhibit some unique quality or location in respect to the environment or economics of the coastline were to be nominated and selected as Areas of Particular Concern.

Along with this process of selection, management recommendations were to be made to resolve the issues facing the particular geographic area of particular concern.

In the Region, the staff of the Commission, as well as the general public, have made many nominations of areas of particular concern. Many have not as yet been finalized, work with the local governmental units will continue on those areas nominated but not as yet finalized. Following is a list of those areas which have been finalized as Areas of Particular Concern in the Region.

In most instances the APC designation relates directly to issues presented in last year's report. By addressing these issues directly through the APC designation, work toward resolution of those issues can occur.

ANTRIM COUNTY

#1 Location: Torch Lake Township

Category: Historic/Archeologic Area

Issue: The site is exposed to both wind and water erosion. Looting of the site has occurred.

Characteristics: Present land use is of a recreational nature with adjoining residential uses. The site consists of low erodable dunes with a short sandy beach. Dunes are lightly vegetated with cedar, juniper and planted beach grass.

Action: County Board of Commissioners and County Parks and Recreation Commission have supported the proposal.

Management Recommendation: The recommendation is for a 2-phase project. The first phase would include a study of the site to determine the length and breadth of inhabitation. This undertaking would be performed by trained archeologists. The second phase would include the establishment of some sort of interpretive program using the artifacts and work of the archeologists for use by the general public.

#2 Location: Elk Rapids Township Antrim County and Acme Township Grand Traverse County - Petobego Pond

Category: Ecologically Sensitive Area

Issue: Good natural habitat areas susceptible to development.

Characteristics: Wetland area, no proximate development, ownership is predominantly state.

Action: Two townships have been contacted by the Department of Natural Resources.

Management Recommendation: Application of local zoning per state recommendations made in respect to the Michigan Shoreland Management and Protection Act.

BENZIE COUNTY

#1 Location: Benzie-Manistee County Line - Consumers Power Pump Storage Facility

Category: Energy Facility/ Industrial Site

Issue: Short term impacts on school enrollments; increased housing demands; potential ground water characteristics changes; impact on Great Lakes fishery; removal of prime fruit sites from production.

Characteristics: Area was predominantly agricultural prior to Consumers Power acquisition. The area is vegetated with substantial stands of hardwoods as well as many orchard areas. Two minor streams have headwaters within

limits of the Consumer's property, those being Herring Creek and a small creek feeding Arcadia Lake in Manistee County.

Action: Met with County Planning Commission

Management Recommendation: A study should be undertaken to determine both the environmental impacts and social impacts of the facility. The study should address local governmental finances in respect to meeting short-term needs, especially schools and housing.

The study should also take a look at the national or sub-national significance of this energy facility in relation to the local costs. Recommendations should be geared at directing impacts and financing short-term needs.

#2 Location: Lake Betsie - Frankfort/Elberta Area

Category: Water Transport Area

Issue: The area is a natural harbor with commercial and recreational activities presently taking place.

Characteristics: Land use activity runs the spectrum of recreational, residential, commercial and transportation. The ownership pattern is mixed.

Action: Met with County Planning Commission

Management Recommendation: A feasibility study of

Betsie Lake and the Frankfort-Elberta

area as it relates to future demand and

need for recreational, fishing, and

commercial water transport facilities.

Included would be a discussion of potential

conflicts of all types and alternatives

for resolution of those conflicts.

CHARLEVOIX COUNTY

#1 Location: Beaver Island-Beaverhead Lighthouse and

Properties

Category: Historic/Archeologic Area

Issue: The preservation of the lighthouse through

its use as a central point for the study

of the unique environments of the island

serves a dual purpose.

Characteristics: The lighthouse is located on a

vegetated bluff overlooking Lake Michigan.

The entire site is 64 acres with the light-

house and appurtenant structures occupying

10 acres of the site. The site is presently

owned by the Charlevoix Public Schools.

Action: Met twice with the Superintendent of the Charlevoix Public Schools, County Planning Commission, and Township Boards and Planning Commission on Beaver Island.

Management Recommendation: See APPENDIX II for letter from James A. McKimmy, Superintendent of the Charlevoix Public Schools for program details.

#2 Location: All state owned land on Gull, Shoe, High, Garden, Hog and Beaver Islands

Category: Islands

Issue: Local officials feel it difficult to determine local initiatives with the constraints of not knowing what the state intends for its holdings.

Characteristics: The islands are unique environments in respect to vegetation and faunal communities, as well as the learning and recreational opportunities available.

Action: Met with Township Boards and Planning Commission on Beaver Island.

Management Recommendation: The Division of the Department of Natural Resources responsible for management of state holdings on these

islands should develop a management plan for the recreational, forestry, wildlife - including fish habitat and planting policies, and historical aspects of the island.

Close cooperation between the island residents and the state should be an integral part of the process.

#3 Location: Norwood Township - Fisherman's Island State Park

Category: Natural Area. Recreational Area

Issue: Preservation of significant archeologic areas, protection of a unique environment and provision of primitive or rustic recreational opportunities.

Characteristics: The area has many unique and diverse values which provide a wide spectrum of uses within the boundaries of the state ownership.

Action: Met with County Planning Commission

Management Recommendation: Follow recommendations of the Charlevoix County Recreation System Plan. Block in all ownership pursuant to the published plan.

EMMET COUNTY

#1 Location: Bliss Township - Parts of Sections 7
and 18

Category: Sand Dune Area

Issue: Spill over from managed and controlled state land in respect to O.R.V. use has caused some noticeable negative impacts on fragile vegetative communities on the dunes. Because of the relative isolation of the area much uncontrolled use including indiscriminate camping, minor incidents of vandalism and rowdyism have occurred.

Characteristics: Unique dune community which exhibits plant succession characteristics which lend this area to scientific study and preservation.

Action: Met with Bliss Township Supervisor

Management Recommendation: Control of the area by State Park personnel to limit use.

Enforce state policies and limit indiscriminate camping on state land. Have the state look at the area for eventual acquisition and management.

#2 Location: Wilderness State Park

Category: Natural Area and Environmentally

Sensitive Area

Issue: An ideal natural environment with some unusual flora including Dwarf Lake Iris and Houghton's Goldenrod.

Characteristics: Wilderness opportunity with many different and diverse environments.

Action: None

Management Recommendation: Implement the Park Plan developed by the Parks Division. Inventory the flora to determine if there are any endangered species present.

#3 Location: Ile Aux Galets - Small Lake Michigan Island

Category: Island; Historical/Archeologic Area;

Natural Area

Issue: Island; Historic area

Characteristics: Federally owned installation-1.8 acres

Action: None

Management Recommendation: Maintain public ownership.

#4 Location: Little Traverse Township, Section 16 - 500 ft. either side of Peach Creek between the Little Traverse Bay shoreline and Beach Road.

Category: Recreational Area

Issue: Local residents do not have a point of public access to Lake Michigan for swimming and sun bathing.

Characteristics: Sandy to gravelly beach with a small creek. Vegetated with cedars near Beach Road.

Action: Met with Township Board; voiced support for this proposal.

Management Recommendation: This parcel should be acquired by the township for local recreation.

#5 Location: City of Petoskey, Waterfront Area

Category: Urban Waterfront

Issue: Urban waterfronts by their very nature are areas of intense use.

Characteristics: Most of the waterfront in Petoskey is owned by the city with some private residential areas. Some industry is present along the waterfront.

Action: Met with City Manager of City of Petoskey

Management Recommendation: Implementation of Proposed Design Recommendations for the Bear River and Lakefront Development Program should

proceed. There may be areas within the existing plan framework which need greater detail and definition in respect to planning and engineering. These areas will be defined as the City of Petoskey moves toward implementation. Acquisition of lands adjacent to presently owned city property is necessary to fully implement the aforementioned program.

#6 Location: Cross Village - Waterfront Area

Category: Recreation Area; Harbor of Refuge

Issue: The Waterways Division has not fully implemented its scheme of harbors of refuge for recreational boating and boaters on the Great Lakes. Most noticeable is the absence of some sort of facility between Harbor Springs and Mackinaw City for harboring boats in emergency situations.

Characteristics: The area is publicly owned and is used as a picnic area and beach. There are portions of piers presently jutting out into the lake and below lake level which could be a hazard to boating activity.

Action: The Commission has supported this project as far back as 1967.

Management Recommendation: The State Waterways Commission and the Waterways Division should lobby for this project in order to fill this critical safety gap in respect to recreational boating.

#7 Location: Bay View Association, Little Traverse Twp.

Category: Historic/Archeologic Area

Issue: As a site on the National Register of Historic Places, the area does have some needs which are essential in preserving the quality of the area. Erosion of the beach area and other problems must be addressed. Highway encroachment severing the character of the Association holdings is another problem.

Characteristics: The area is predominantly residential with facilities to serve the seasonal residents, including offices, auditorium, library and two hotels. The surroundings are anachronistic.

Management Recommendation: There are a wide range of needs which must be met. The beach

area must be stabilized to prevent further damage to structures; within the residential area there exists the need of the services of a professional forester to mark old and dying trees so that they are no longer a threat to property; an architectural survey and assessment of structures should be undertaken in order to determine existing deficiencies so a program of correction could be developed.

RESEARCH REQUIRED

GRAND TRAVERSE COUNTY

#1-Location: Acme Township, Grand Traverse County and Elk Rapids Township, Antrim County - Petobago Pond

(See Antrim County #2 for description and recommendation.)

#2-Location: Marion Island, West Arm Grand Traverse Bay

Category: Island

Issue: The island is owned by the county but has no scheme developed for its use; problem with deer management on the island exists.

Characteristics: The island is in a relatively natural state.

Management Recommendation: Develop a master plan for the island which addresses the semi-

wilderness or natural nature of the island.
Included in this plan would be a mapping
program for the island along with sections
dealing with trail development, game
management and problems of ingress and
egress, as well as recommendations for
the day-to-day management of the island
as a recreational facility.

LEELANAU COUNTY

#1 Location: Empire Township - Empire Air Force Base

Category: Recreation Area and Natural Area

Issue: Sleeping Bear Dunes National Park
Development

Characteristics: Military installation (radar)

located on a secondary dune system. The
property is owned by the Federal government.

Action: None

Management Recommendation: When the base is determined
to be obsolete or excess property, it should
be transferred to the National Park Service
for inclusion into the Sleeping Bear Dunes
National Lakeshore.

#2 Location: Village of Empire - Village Park on Lake
Michigan

Category: High Risk Erosion Area and Recreation Area

Issue: The public beach in the Village of Empire on Lake Michigan has been seriously eroding during the current high-water period of Lake Michigan. This erosion is threatening a relatively large public beach area which is one of the few good public access points for swimming along the Lake Michigan shore in Leelanau and Benzie counties.

Characteristics: Low, sandy, erodible bluff, lightly vegetated. The land is publicly owned by the Village of Empire.

Action: Talked with Village President on Corps Program. Will meet with town board in near future. Contacted county planner.

Management Recommendation: An engineering study must be made to determine what types of structural measures would withstand the forces of the water off Empire while maintaining the present recreational use. Implied in such a study would be costs and alternates for financing.

#3 Location: Leelanau Township - Leelanau State Park

Category: Recreation Area and Sand Dune Area

areaA notations, the same as the one in the areaA notations

Issue: There are some very unique shoreline opportunities in the Region and not much public access to those opportunities. The Cathead Bay area is such an opportunity. The acquisition and development of a state park insures the public's access to that opportunity. At the same time there are local impacts and needs which should be considered and which the state should attempt to meet.

Characteristics: The shoreline area has some very unique sand dunes with a low sand beach. Inland from the dunes is a forested area of predominantly hardwoods. The two environments, sand dunes and mature hardwoods, contiguous to each other exhibit a diversity which is exceptional.

Action: Public meetings have been held by the Parks Division of the Department of Natural Resources to solicit the views of local residents on what the character of the park should be. Also, meetings with the local officials, both elected and appointed have been held.

Management Recommendation: The local planning

commissions and elected boards are in agreement with the plan concept in respect to density, intensity of use and purpose.

Two things must be done to detail the plan and assess its impact; they include a study of the park, to best locate the activities that are being considered by the state; and a study of the traffic generated by this facility with a presentation of some alternatives on how to cope if a traffic problem is uncovered.

#4 Location: Suttons Bay - Waterfront Area

Category: Recreation Area and Natural Area

Issue: A large portion of the waterfrontage in the village is municipally owned, the area is underused because of the absence of a plan for the development and program for implementation.

Characteristics: Some parts of the waterfront area have been studied under the HUD Flood Insurance Program and designated as flood hazard. The areas contiguous to the publicly owned areas are either commercial or residential.

Action: Met with Village Council

Management Recommendation: A plan for development of the waterfront area including a scheme for preserving the natural aspects of the area should be undertaken. As an adjunct to this study an assessment of an open space system within the village connecting the waterfront area to village-owned land in the west portion of the municipality using the small creek might be considered. The latter measure has water quality implications.

MANISTEE COUNTY

#1 Location: Arcadia Township - Arcadia Lake and Swamp to St. Pierre Road

Category: Ecologically Sensitive Area - Wildlife Habitat

Issue: The area supports varied wildlife communities: it is a pike spawning area; water fowl nesting and migration resting area; and supports small mammals. Without proper management the area could be lost as a wildlife habitat area.

Characteristics: The area is predominantly private; the township has been given some land with restrictions on use; land uses in the vicinity run from agricultural uses to a relatively high density residential and limited commercial in the settlement of Arcadia. The township does enforce a zoning ordinance, and the area being discussed is the same area designated as a flood hazard area under the HUD Flood Hazard Area Study of Arcadia Township.

Action: Met with Arcadia Township Board - were in accord with the recommendation.

Management Recommendation: It is essential for the state to study the area in respect to developing a scheme for managing the area for wildlife habitat. Where applicable, local zoning should be improved if the management plan for the wildlife area finds shortcomings. Also, options including fee-simple acquisition and development right purchase should be explored.

#2 Location: Manistee-Benzie County Line - Consumers Power Pump Storage Facility

Category: Energy Facility/Industrial Site

Issue: See Benzie County #1

Characteristics: See Benzie County #1

Action: Included per direction of the Northwest
Michigan Regional Planning & Development
Commission

Management Recommendation: See Benzie County #1

#3 Location: City of Manistee - Lake Manistee

Category: Coastal Lake and Water Transport

Issue: The area is a commercial harbor with
commercial and recreational facilities
presently in existence.

Characteristics: A deep water port, Lake Manistee
has much heavy industrial activity along
its shoreline.

Action: Included per request of the Northwest
Michigan Regional Planning & Development
Commission

Management Recommendation: A feasibility study be
undertaken to explore the demand, need,
and potential for recreational and commercial water transport facilities. Included
would be a discussion of potential conflicts of all types and alternatives for
resolution of those conflicts.

IV.

AREAS FOR RESTORATION AND PRESERVATION

Not many areas have qualified for this classification in the Region. The Area of Particular Concern in Antrim County, noted as #1, is presently the only one being recommended. This is the Historic/Archeologic Area in Torch Lake Township. Because of the natural factors of wind and water erosion and because of the human factor of site looting, the County Park Board and the County Board of Commissioners felt that this area should be given priority as an Area for Restoration and Preservation.

OTHER MANAGEMENT RECOMMENDATIONS

The following are a series of recommendations which, under the future management funding program, will be addressed. In respect to the program of the Northwest Michigan Regional Planning and Development Commission any recommendation stated in this report, before becoming a part of the Commission's program, will have to go through the Overall Program Design development process. This is done in order to insure adequate staffing and funding for the program.

REGIONAL MANAGEMENT RECOMMENDATIONS

The following is a list of activities to be included into future programs of the Northwest Michigan Regional Planning and Development Commission.

- #1. Ongoing Planning and Implementation Program: Through this initial involvement in the Coastal Zone Planning Program it becomes apparent that there is an ongoing function. Included in this function would be: local assistance in providing expertise and aide to local governmental units in following up on assistance programs including the Coastal Zone Management Program; Areas of Particular Concern nomination and designation which is an ongoing process in respect to changing values and attitudes; update of goals and objectives and inventories, as well as an ongoing citizen participation and

awareness program; and work with local units to incorporate APC nominations into the local planning effort.

#2. Erosion Technical Assistance: Many areas along the shoreline within the Region are experiencing problems of Great Lakes erosion and accelerated losses of land. Though many of these areas have been delineated under studies of the Department of Natural Resources as having erosion problems, they do not come under the purview of the State Shorelands Management and Protection Act because they are either developed or subdivided. The Commission should take on a program of assistance to local units of government and private citizens providing technically engineered information to them on structural methods which might best check the problems of erosion and protect the structures and insure the use of the land. Construction would be left up to the property owners' resources.

#3. Assessment Study of Harbor Facilities: (a) Commercial Recreationally Oriented Marinas - Various private uses provide varying degrees of access to the general public. Because of the tourist/recreational nature of our area, including our Great Lakes water, it is necessary to assess both long and short range needs in respect to

the recreational boating demands. The study would be geared toward private investment so that this tourist activity could be self supporting, and the general public not asked to support the boating public. Included in this study would be factors to be considered in respect to location; a study of land control techniques to determine the degree of exclusion of commercial marinas within the Region; the development of performance standards for this use along the shoreline; a comparison of relative economic values and impacts of different uses compared to commercial marinas; and, environmental factors which should be included. (b) Commercial/Industrial Water Transport - Undertake a study of the Region's coastal zone as to the overall industrial development potential and the Regional need for water transport facilities. The study would look at similar factors as the above marina study.

- #4. Local Planning and Zoning Assistance:** Provide staff or consultant expertise to local governmental units on local planning and zoning matters for Lake Michigan shoreline communities.

LOCAL PROGRAMS

- #1. Planning Program Development: All governmental units which border the coastal zone have a need for detailed planning. The need in some of these areas is more critical than in others. Some political units could be included as Areas of Particular Concern in their entirety simply because of the unique qualities they may possess. The Commission maintains that every political unit which borders the Great Lakes shoreline has a need for pursuing planning assistance under the Coastal Zone Management Plan to control their own destiny. Any priority assignment should occur in relation to the number and degree of issues, conflicts, problems and opportunities which exist within the jurisdiction.
- #2. Enforcement Program: There are many recreational facilities far removed from areas of concentration of people. Because of this relative remoteness problems of vandalism, indiscriminate camping, loitering, harassment of other recreationalists, substance abuse, trespassing and other transgressions occur. Problems of manpower exist with local law enforcement agencies so that these areas are not patrolled. CZM funds should be programmed to allow communities that option to pay the portion of law enforcement personnel to see whether better enforcement and visibility would be an assist in addressing the problem.

A P P E N D I X I

<u>State</u> <u>L.U./Class #</u>	<u>Land Use</u>	<u>Color</u>
11	Residential	942
12	Commercial, Services, & Industrial	923
13	Industrial	931
14	Transportation, Communication & Utilities	904
17	Extractive	966
19	Open & Other	
21	Cropland, Rotation & Permanent Pasture	910
22	Orchards, Bush-Fruits, Vineyards	908
3	Rangeland	911
4	Forest Land	913
5	Water	905
6	Wetlands	920
72	Beaches & Riverbanks	927
73	Sand other than beaches	941

A P P E N D I X I I

CHARLEVOIX *the Beautiful*

CHARLEVOIX PUBLIC SCHOOLS

CHARLEVOIX, MICHIGAN 49720

June 10, 1976

North West Michigan Regional Planning
and Development Commission
2334 Aeropark Court
Traverse City, MI 49684

1. Identification of Applicant

- A. Name: Charlevoix Public Schools
- B. Address: Garfield Street, Charlevoix, Michigan 49720
- C. Contact person: James A. McKimmy, Superintendent
- D. Telephone number: 616 - 547-6573

2. Federal Installation

- A. The property Charlevoix Public School District is attempting to acquire financial support to develop is the Beaver Island Light Station located on the south end of Beaver Island, Charlevoix County, Michigan.

3. Description of Real Property

- A. The following lists buildings and other improvements to the land:

<u>Bldg. No.</u>	<u>Name of Building</u>	<u>Size</u>	<u>Type of Construction</u>
1.	Garage	18 x 15	Frame building with loft
2.	Dwelling & Light Tower	26 x 30	Brick, 2 story with frame extension
3.	Paint locker	8 x 10	Brick
4.	Garage & Storage	22 x 40	Frame
5.	Fog Signal	22 x 40	Brick

- B. (1) See attached map of land and buildings

- (2) Building #2 (Dwelling & Light Tower) is equipped with two 200 amp electrical services, is piped for propane gas to be used

--Continued

ADMINISTRATION:	James A. McKimmy Superintendent	Vincent R. Olach Business Mgr.	Vane H. Smith H. S. Principal	Roy M. Fortin Asst. H. S. Prin.	K. Dale Burge Athletic Dir.	Vincent A. Chew Middle Sch. Prin.	Ralph W. Raymer Ele. Sch. Prin.
BOARD OF EDUCATION:	C. Max Novak President	Charles A. Elzinga Vice-President	Kenneth J. Boss Secretary	Claire C. Martin Treasurer	Donald W. Brown Trustee	Ardeth M. Wieland Trustee	Robert J. Cook Trustee

for water heater and gas range, and has telephone service available. These services would be activated and the electrical power extended to buildings #4 and #5 to accommodate building usage. All utilities would be purchased from local companies servicing the area.

Water to the dwelling is now supplied by a well, equipped with a submersible pump. Waste is handled by septic tank and tile field. The adequacy of water and waste facilities are difficult to determine at this time. However, the Charlevoix County Department of Health has been contacted by the school district to insure that standards of health are maintained.

4. Proposed Program for Facilities Requested

A. The interests and intentions of the Charlevoix Public School District are identified in three categories:

- (1) Efforts toward preservation and conservation of buildings and site.
- (2) Educational programs and enrichment experiences for our students, and
- (3) Cooperative efforts with others and the island economy.

1. Preservation and Conservation

- a. To restore and maintain the historical value of the buildings and the natural beauty of the site for all to enjoy and appreciate.
- b. To maintain the relative primitive environment and ecology in as near natural balance as humanly possible.

2. Programs and Enrichment

The development of this property by our public school district in cooperation with the other schools in the State of Michigan will provide new opportunities for instruction, and enrichment of current programs as follows:

- a. Provide opportunities for students to see, feel, study, and appreciate a relatively unspoiled natural area. This would be an entirely new experience for most of our urban-centered students.

- - Continued

- b. Present a variety of biological field courses, including preservation of natural resources.
- c. Develop experiences for students in recreational camping programs.

These programs consist of such activities as camping, water recreation and safety, wilderness survival, campground management, arts and crafts in nature, nature counseling, hiking, cycling, nature photography, all of which are perfectly suitable to this site and the off-shore islands.

- d. Provide Oceanography and Pollution Studies, as are going on in the Great Lakes. Some cooperative arrangement may be worked out with the Coast Guard, Universities and/or Maritime Academy.
- e. Provide enrichment courses in the area's art and history with special studies in Mormon and Indian history and culture and, to this end, work cooperatively with the local museum staffs of St. James and Charlevoix.
- f. Provide recreation-vacation-nature study experiences for families native to the area.
- g. Provide courses for elementary, secondary, and college teachers, as well as non-professional nature study leaders such as scouts and 4-H groups.

3. Cooperation and the Island Economy

- a. With the variety of programs offered and suitable facilities, we hope to enroll a large number of students from other schools and colleges throughout the State. Initially we would provide campground facilities that would accommodate up to 100, and since most courses would be based on a two-week session, we feel that servicing 1500 students a year is not unrealistic. Many visitors and students would prefer the lodges and motels at St. James. The only limiting factor of course is the availability of transportation to the Island.
- b. We are hoping to cooperate with other schools on the mainland to make some of these programs available.

c. We desire a close affiliation with the Michigan State Department of Natural Resources, which has indicated an interest in retaining the historical value of the property, and to which we would look for assistance in a variety of recreational leadership programs.

d. Construction, repairs, and restoration would involve Island labor, thus providing income to the Island residents and assist in bolstering the fragile economy base of the Island.

B. All existing improvements (with the exception of Building #1, the frame garage) are to be restored to as near original condition as practical and used as a permanent part of the facility.

5. Physical Layout, Plans and Cost Estimates

A. The property is perfectly suited for our proposed use. Existing improvements will be utilized in the following manner: Building #2 will act as the "headquarters" building, will house the program administrator, and act as a "retreat" for special groups. The exterior of this building will remain unchanged except for the restoration process. Building #3 when restored will be used for storage of outdoor equipment. Building #5, after exterior restoration, will have lighting installed to convert to a permanent classroom. Building #4, after exterior restoration, will have waste, water, and lighting added to convert the building to a laboratory-lecture hall classroom. Building #1, because of its dilapidated condition now constitutes a hazard to the public and its value does not justify repair. Because it is a hazard it would be removed, by demolition, from the site.

B. When restoration of existing improvements is nearing completion, the school would then undertake the development of a campground facilities to accommodate staff and students participating in the instructional programs. We would expect to eventually construct modest dormitory facilities and additional classroom space.

COASTAL ZONE
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